



**Heartland** Environmental Associates, Inc.

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**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

**Former Carrier-Bryant Manufacturing Corporation  
Facility Buildings  
1100 West 21<sup>st</sup> Street & 1139 West 23<sup>rd</sup> Street  
Indianapolis, Indiana 46208**

**Parcel Numbers:  
1046298, 1051057, 1051174, 1060178, 1039033,  
1020397 & 1081081**

**January 19, 2011**

**This report is prepared by:**

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**Prepared For:**

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**For the Site:**

Former Carrier-Bryant Manufacturing Corporation  
1100 West 21<sup>st</sup> Street and 1139 West 23<sup>rd</sup> Street  
Indianapolis, Indiana

Report prepared by Heartland Environmental Associates, Inc. representative:



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Nivas R. Vijay, CHMM  
Senior Project Manager

01/19/2011

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Date

Heartland declares that, to the best of our professional knowledge and belief, that this report was prepared by personnel meeting the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

Heartland personnel conducting this report have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. Heartland has developed and performed the all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY.....</b>	<b>1</b>
<b>1.0 INTRODUCTION.....</b>	<b>3</b>
<b>2.0 PHYSICAL DESCRIPTION .....</b>	<b>5</b>
2.1 Site Description.....	5
2.2 Physical Setting.....	6
<b>3.0 HISTORICAL SITE DEVELOPMENT.....</b>	<b>8</b>
3.1 Historical Site Usage.....	8
3.2 Current/Future Site Usage.....	15
3.3 Adjacent Property Usage .....	15
<b>4.0 RECORDS REVIEW .....</b>	<b>16</b>
4.1 Federal.....	16
4.2 State.....	18
4.3 Local .....	22
4.4 Interviews.....	22
4.5 Previous Report Review .....	23
<b>5.0 SITE RECONNAISSANCE.....</b>	<b>24</b>
5.1 General Observations.....	24
5.2 Chemical and Waste Management.....	24
5.3 Polychlorinated Biphenyls .....	25
5.4 Underground Storage Tanks .....	25
5.5 Aboveground Storage Tanks.....	25
5.6 Wetlands .....	26
5.7 Asbestos Containing Materials .....	26
5.8 Indiana Responsible Party Transfer Law .....	26
<b>6.0 CONCLUSIONS .....</b>	<b>28</b>
<b>7.0 REPORT DISCLAIMER.....</b>	<b>30</b>
<b>8.0 REFERENCES CITED.....</b>	<b>31</b>

## **LIST OF FIGURES**

Figure 1	Site Location Map (Topographic)
Figure 2	Site Location Map (Aerial)
Figure 3	Site Location Map (with Parcel IDs)
Figure 4	Site Layout Map with Building Identification

## **LIST OF APPENDICES**

APPENDIX A	Site Photographs
APPENDIX B	EDR Aerial Photograph Report
APPENDIX C	Chicago Title Insurance Company Title Abstract and Deed Documentation
APPENDIX D	EDR Sanborn Map
APPENDIX E	EDR City Directory Abstract
APPENDIX F	EDR Report
APPENDIX G	Marion County Health Department Incident Reports
APPENDIX H	August Mack Phase I ESA Report
APPENDIX I	Wetlands Map
APPENDIX J	Qualifications of Environmental Professionals

## EXECUTIVE SUMMARY

This report will assist the City of Indianapolis Department of Metropolitan Development (City) in establishing "due diligence" regarding the former Carrier/Bryant Manufacturing Corporation facility and surrounding properties addressed at 1100, 1129, 1137 and 1141 West 21<sup>st</sup> Street, 1139 and 1305 West 23<sup>rd</sup> Street and 2101 Gent Avenue in Indianapolis, Indiana. The assessment area consists of seven parcels of land containing five abandoned former manufacturing and warehouse buildings with associated parking lot and vacant areas on approximately 19.8 acres. Five of the parcels are currently owned by St. Clair Properties, LTD. One of the parcels is currently owned by Mr. Michael Kanyirige and one of the parcels is currently owned by Mr. Robert Ingram. This Phase I ESA Report was conducted by Heartland on behalf of Blue Sky Engineering, Inc. (Blue Sky). Mr. Nivas R. Vijay, Senior Project Manager with Heartland Environmental Associates, Inc. (Heartland) conducted this Phase I Environmental Site Assessment (Phase I ESA).

This Phase I ESA was conducted in general conformance with American Society of Testing and Materials (ASTM) Standards for Phase I Environmental Site Assessments (ASTM E 1527-05), including the United States Environmental Protection Agency's (USEPA) All Appropriate Inquiries (AAI) Rule that was finalized on November 1, 2005. The Phase I ESA scope of services included a review of environmental regulatory records and a visual inspection of the subject property. Issues considered include site history, adjacent properties that could have an impact on the site, the presence of wetlands, the presence of other hazardous material(s) onsite, tanks (underground and aboveground), and Comprehensive Environmental Response, Compensation, and Liability Act/Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLA/ CERCLIS) involvement and spills.

The following limitations and/or exceptions to ASTM E 1527-05 apply to this investigation:

- Heartland was not able to contact the former property owner to fully conduct a site interview.
- Due to inclement weather during the time of the site reconnaissance, observation of the immediate area surrounding the subject property was limited.

Heartland has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-05 and USEPA AAI Rule for the properties addressed at 1100, 1129, 1137 and 1141 West 21<sup>st</sup> Street, 1139 and 1305 West 23<sup>rd</sup> Street and 2101 Gent Avenue in Indianapolis, Indiana. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the property except for the following:

- According to the city directories, title records and historic documents reviewed, the site historically operated as a machine and tool manufacturing facility and a heating and air-conditioning manufacturing facility. The facility at the site was in operation beginning in at least 1910 and continuing under various entities through at least 1983, after which it operated as a warehousing and wholesale facility. In its operation as a manufacturing facility, the facility

utilized various mechanical equipment and operated several manufacturing processes, including painting operations, freon loading stations and heavy equipment maintenance.

- Based on observations made during the site reconnaissance and a review of historic site assessments conducted at the site, the site historically operated at least five underground storage tanks (USTs). The USTs historically contained gasoline, fuel oil and potentially paint materials.
- During the site reconnaissance, numerous discarded drums and containers were observed on the site. Within the site building, several 55-gallon drums were observed containing waste oils, petroleum products, chemical adhesives and chemical solvents. Additionally, several discarded drums and containers were observed located to the east of the main site building. The drums were observed to be in damaged and/or degraded conditions and areas of staining were observed on flooring in the direct vicinity of the drums.

Additionally, large piles of discarded refuse and construction debris were observed throughout the site buildings and strewn throughout the site grounds. Discarded materials observed included asphalt, concrete, brick debris and tires.

In addition to the above listed RECs, Heartland has identified the following environmental concerns associated with the property:

- During the site reconnaissance, potential asbestos containing materials (ACMs) in the form of thermal system insulation (TSI) pipe wrap, cement piping, resilient vinyl flooring and associated mastics, ceiling tiles, drywalls, plasters, asphaltic roofing materials, transite paneling and fire doors were identified within the site buildings. Heartland conducted an asbestos building inspection of the site building in concert with this Phase I ESA, which revealed the presence of both regulated and non-regulated ACM materials in the site buildings.

The findings and conclusions made as part of this project report are not to be construed as legal advice. No environmental investigation can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Further, there is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions.

## 1.0 INTRODUCTION

Heartland, on behalf of Blue Sky, received written authorization from the City to conduct a Phase I ESA on the former Carrier/Bryant Manufacturing Corporation facility and surrounding properties addressed at 1100, 1129, 1137 and 1141 West 21<sup>st</sup> Street, 1139 and 1305 West 23<sup>rd</sup> Street and 2101 Gent Avenue in Indianapolis, Indiana herein referred to as the "site." Heartland understands that the City is in the process of acquiring the site; and therefore has requested this Phase I ESA. This document is prepared for the sole use of the City and is a document upon which they may rely.

This assessment was conducted for the purpose of evaluating environmental risk relative to the site. Heartland's efforts were also conducted in recognition of the "due diligence" clause of Section 107 of CERCLA of 1980, as amended by the Superfund Amendment Reauthorization Act (SARA) in 1986, which has become key to managing the potential risk(s) presented by property transactions. Section 107(b) provides relief from liability if a property owner can establish that due care was exercised with respect to investigating a site for hazardous substances, and that precautions were taken against foreseeable acts or omissions in the transaction. The USEPA has recently finalized new language on "all appropriate inquiry" which became effective in November 2006.

The purpose of this Phase I ESA is to assist the City in establishing "due diligence" with regard to real estate transactions. The main objective was to determine the potential presence or absence of chemical impacts in the form of hazardous substances. Hazardous substances, in this case, refer to those materials defined in the Resource Conservation and Recovery Act (RCRA) and CERCLA regulatory programs and petroleum products. Such an assessment produces professional observations and conclusions, which are used to judge the likelihood of significant environmental issues existing currently or in the past that present potential environmental liabilities to the owners/operators of the property. These are referred to as RECs. If impacts are found onsite that can be attributed to the activities of an off-site source(s), the responsibility for the impacts are generally the off-site parties. However, it would be prudent to seek legal advice and/or conduct further investigation regarding impact issues due to off-site sources.

Heartland's approach to Phase I ESAs generally focuses on the efforts in the tasks described below, conducted in general conformance with ASTM standards, published May 1993 and updated in 2005. In general, the scope of work consisted of:

- Compilation of a history of site development and use with emphasis on chemical substances which might have been onsite that could have contributed to a REC;
- Review of local, state and federal environmental regulatory documents to determine the applicability (presence/absence) of environmental issues such as: storm water, wastewater, groundwater, wetlands, storage tanks (underground and aboveground), spills, and polychlorinated biphenyls (PCBs);

- Site reconnaissance of the property to detect indications of the presence of hazardous substances and RECs; and
- Reporting conclusions and recommendations.

This Phase I ESA Scope of Work did not include the sampling or analysis of environmental media. Generally, a Phase II ESA is developed in an effort to detect the presence or confirm the absence of environmental impacts.

The data and opinions expressed in this document are based on data derived from a visual reconnaissance of the property, examination of public records with individuals familiar with the property. In preparing the report, Heartland has presumed that the data sources and information provided in interviews are accurate. Except as otherwise stated in the report, Heartland has not attempted to verify the accuracy or completeness of the information. Heartland was not able to contact any previous site owners for interviews as part of this report.



## 2.0 PHYSICAL DESCRIPTION

### 2.1 Site Description

The site consists of seven parcels addressed at 1100, 1129, 1137 and 1141 West 21<sup>st</sup> Street, 1139 and 1305 West 23<sup>rd</sup> Street and 2101 Gent Avenue in Indianapolis, Indiana. The site is located northwest of downtown Indianapolis, Indiana. The site is located in Section 27, Township 16 North, Range 3 East in Marion County, Indiana. The site is represented on Figure 1 on the United States Geological Survey (USGS) 7.5 Minute Topographic Map of the South Bend West, Indiana Quadrangle. On December 6 and December 7, 2010, Mr. Nivas R. Vijay, Senior Project Manager, with Heartland performed a site reconnaissance with visual observation of the surrounding area. Photographs of the site taken by Mr. Vijay on December 6 and December 7, 2010 are provided in Appendix A. It should be noted that the Scope of Work did not include defining the subject site property boundaries. Property lines are based on information provided to Heartland from the City and reasonable property lines based on the site location. A site map depicting the site and immediately adjacent areas is included as Figure 2.

The assessment area consisted of seven separate parcels of land containing five former manufacturing and warehouse buildings encompassing approximately 445,300 square feet of space. The buildings are located on Parcel # 1046298 and Parcel # 1051057. The remaining five parcels of land included within this assessment area consist of vacant land.

The first building, Building 2, encompassed approximately 220,000 square feet and consisted of a one to two story building with steel and wood frame construction with a brick and concrete façade. The building was constructed on a concrete foundation. The roof was constructed of built up asphalt tar over top wooden decking. Rubber membrane material covered the roof in certain locations. The building interior was segmented primarily with cinder block and brick walls, with areas of plaster over walls on the second floor. Concrete floors cover the building with areas of resilient vinyl flooring covering portions of the first and second levels.

Directly east of Building 2 were two smaller utility buildings. The first utility building, the Boiler House, encompassed approximately 3,300 square feet and consisted of a brick frame with a brick and concrete façade. The building was constructed on a concrete foundation. The roof was constructed of built up asphalt tar over top steel decking. The second utility building, the Paint Pump House, encompassed approximately 3,000 square feet and consisted of wood frame construction with a brick and concrete façade. The building was constructed on a concrete foundation. The roof was constructed of built up asphalt tar over top wooden decking.

Northeast of Building 2 were two larger former manufacturing and warehousing buildings. The first building, Building 3, encompassed approximately 99,000 square feet and consisted of a one story building with steel frame construction with a brick and concrete façade. The building was constructed on a concrete foundation. The roof was constructed of built up asphalt tar over top

steel decking. Concrete floors cover the building with areas of resilient vinyl flooring over top portions of the concrete. Adjoining Building 3 to the west was Building 5. Building 5 was similarly constructed as Building 3 and encompassed approximately 120,000 square feet. The building consisted of a one story building with steel frame construction with a brick and concrete façade. The building was constructed on a concrete foundation. The roof was constructed of built up asphalt tar over top steel decking. Rubber membrane material covered the roof in certain locations. Concrete floors cover the building with areas of resilient vinyl flooring over top portions of the concrete.

A large parking lot and asphalt, concrete and gravel courtyard area was present between Building 2 and Buildings 3 and 5. The courtyard area contained landscaping and overgrowth vegetation. The courtyard area could be accessed off of West 22<sup>nd</sup> Street and was the primary access into these parcels.

The remaining parcels generally consisted of vacant land with both landscape and overgrowth vegetation present throughout the parcels. Areas of asphalt and gravel were located on the parcels addressed at 1129, 1137 and 1141 West 21<sup>st</sup> Street. No other improvements were observed on these properties.

It should be noted that the building identification numbers utilized in this report are those referenced in documentation provided by the City. A site map depicting the assessment area and associated parcel identification numbers is included as Figure 3. A site map depicting the assessment area and building locations with identification numbers is included as Figure 4.

## 2.2 Physical Setting

According to the USGS topographic map, the topography of the site is relatively flat with an elevation of approximately 710 feet above mean sea level (amsl). The site is located in the New Castle Till Plain and Drainageways Physiographic Region. The site is located in the White River Basin (INDNR, 2002). The area is characterized by thick glacial deposits. Surficial deposits are predominately clay till with underlying sand and gravel. Most of the surficial material was deposited during the late Wisconsin Glaciation.

The predominate soil types in the project site area are Urban Land-Fox association soils. Urban land soils are normally so altered and obscured by public works and structures that identification of the soils is not feasible. The Urban Land-Fox complex is approximately 35% Fox soils. The Fox soils consist of nearly level to moderately sloping, well drained soils that are moderately deep over sand and gravelly sand (Benton, 1977). These soils are on outwash plains and terraces and formed in loamy outwash and underlying gravelly sand. Unconsolidated deposits in the vicinity of the subject site are approximately 100 feet thick (Gray, 1983).

Underlying bedrock is the Devonian Muscatatuck Group overlapping and truncating the Silurian

Niagaran Salamonie Dolomite (Gray, Ault, and Keller, 1987). The Muscatatuck Group predominately consists of beds of dolomite and sandy dolomitic quartz sandstone. The Salamonie Dolomite consists of beds of dolomite and chert-rich limestone (Shaver, et al, 1986). The bedrock surface underlying the site slopes to the southeast (Gray, 1982).

Based upon area topography, surface drainage in the area of the site is most likely towards storm sewers located in the parking lot of the main facility and storm sewers located on West 21<sup>st</sup> Street, West 23<sup>rd</sup> Street and Gent Avenue. Regional groundwater flow direction in the area of the site is most likely east-southeast towards Fall Creek (Beaty and Clendenon, 1987). Please note that the determination of groundwater flow is not within the Scope of Work of a Phase I report.

### 3.0 HISTORICAL SITE DEVELOPMENT

In order to gain an understanding of the site's historical use and development, the site was visually inspected, and aerial photographs and historical references were reviewed. The following section details the available information regarding the development of the site.

#### 3.1 Historical Site Usage

On December 6 and December 7, 2010, Heartland personnel conducted a site reconnaissance of the property. According to historical documents reviewed, the southern portion of the site was developed as machine and tool manufacturing facility by at least 1910. The site operated a boiler house and a water tower on its facility and was serviced by rail lines running into the facility from the east. By 1950, the site building had expanded further north and by 1951, the site was operating as the Bryant Heater Corporation, a division of the Carrier Corporation. The site expanded to include a boiler house building with associated smokestack and paint house building during this time. By 1962, the site had further expanded its manufacturing operations, developing two large warehousing and manufacturing buildings located northwest of the original site buildings.

The site was primarily utilized as a manufacturing and warehousing facility for heating and air conditioning implements during this time. Manufacturing operations included the operation of heavy equipment and cranes, paint operations, freon loading stations and warehousing. In 1983, the site ceased operations as a heating and air conditioning manufacturer and began operations as AAAA Warehousing and Wholesale. The site stored varying amounts of heavy equipment, construction debris and food processing materials. The site has been vacant since at least 2004.

The site parcels located south of the primary site buildings have been predominately used as parking areas and are currently vacant, as are the site parcels located directly west of the site buildings.

Heartland reviewed aerial photographs provided by Environmental Data Resources, Inc. (EDR), dated 1956, 1966, 1971, 1983, 1987, 1992, 2005 and 2006. In addition to these aerials provided by EDR, an aerial photograph dated 1936 was reviewed at the Indiana State Archives in Indianapolis, Indiana.

The 1936 aerial photograph depicted the site developed with the southern portion of the 1100 West 21<sup>st</sup> Street property developed as an industrial facility. A small building is located directly east of the main site building near the southeast corner of the site along with a water tower. Parking areas were located north and west of the site building, with rail lines located east of the site curving into the site and servicing the site building. Residential dwellings appear west of the site, and an industrial facility is located further south of the site beyond West 21<sup>st</sup> Street.

The 1956 aerial photograph depicts the main site building developed further north, with additional smaller buildings located east and northwest of the site. A small building with an associated smokestack appears directly east of the site. The site has been developed with a parking area to the northeast. Rail lines have been extended from the site to the northwest portion and service a newly developed industrial building located along the northern boundary of the site. Additional industrial development is depicted further east of the site beyond the railroad corridor and additional residential development is depicted further east of the site.

The 1966 aerial photograph depicts the site further developed with two large industrial buildings located in the northwest portion of the site. The building located along the northern boundary of the site is no longer depicted, with parking areas developed in its location and further east to the railroad corridor. The water tower located along the southeast portion of the site is no longer depicted. Significant residential development is depicted further west of the site and additional industrial development is depicted east and southeast of the site beyond the railroad corridor.

The 1971, 1983, 1987 and 1992 aerial photographs depict the site developed with three large building located at the site and several smaller buildings located in the courtyard area of the site. The two smaller buildings and smokestack are still present east of the main building. The surrounding properties appear similarly developed in each of the photographs and similarly developed to the previously reviewed photographs.

The 2005 and 2006 aerial photographs depict the site developed similarly to that observed during the site reconnaissance. The building structures are still present at the site; however several of the smaller buildings located in the courtyard area are no longer present. The surrounding properties appear similarly developed, with residential dwellings located west of the site and industrial properties located east of the site beyond the railroad corridor and south of the site beyond West 21<sup>st</sup> Street. A copy of the EDR Aerial Photograph Report is provided in Appendix B.

To determine property title record information, Heartland contacted Chicago Title Insurance Company of Indianapolis, Indiana to assemble chain-of-title documentation for the parcels included in this Phase I ESA. Chicago Title assembled title information for each of the parcels back to 1958. The list of owners and available transfer dates are provided in Table 1 below. A copy of the Chicago Title Insurance Company title abstract with property deed documentation is provided in Appendix C. This title records search was not intended as a legal title search.

<b>Table 1</b> <b>Title Search</b> <b>Former Carrier/Bryant Facility and Adjacent Properties</b> <b>1100, 1129, 1137 and 1141 West 21<sup>st</sup> Street, 1139 and 1305 West 23<sup>rd</sup> Street and 2101 Gent Avenue</b> <b>Indianapolis, Indiana</b>	
<b>Parcel # 1046298 (1100 West 21<sup>st</sup> Street)</b>	
<b>Owner</b>	<b>Owner</b>
City of Indianapolis (Tax Title Deed)	10/11/2010 – Present
St. Clair Properties, LTD	11/22/1985 – 10/11/2010
Rerac Realty Company, Inc.	05/14/1958 – 11/22/1985
<b>Parcel # 1051057 (1139 West 23<sup>rd</sup> Street)*</b>	
<b>Owner</b>	<b>Date of Ownership</b>
St. Clair Properties, LTD	11/22/1985 – 10/11/2010
Rerac Realty Company, Inc.	05/14/1958 – 11/22/1985
St. Clair Properties, LTD	11/22/1985 – 10/11/2010
Tanbar Realty Company	10/28/1964 – 11/22/1985
Carrier Corporation	Prior to 11/05/1959
<b>Parcel # 1051174 (1305 West 23<sup>rd</sup> Street)</b>	
<b>Owner</b>	<b>Date of Ownership</b>
Michael Kanyirige	10/29/1997 – Present
Marion County	06/05/1996 – 10/29/1997
Ronald Blaho	04/18/1994 – 06/05/1996
Myron L. Coy	01/23/1990 – 04/18/1994
Marion County	06/07/1985 – 01/23/1990
James Francis	08/19/1980 – 06/07/1985
Norman L. & Nelle A. Hammer	01/04/1966 – 08/19/1980
Marcus S. and Katherine F. Cohen	11/04/1964 – 01/04/1966
Roland E. Cox	11/04/1964
James H. and Pauline P. McKenzie	Prior to 07/01/1959
<b>Parcel # 1060178 (2101 Gent Avenue)</b>	
<b>Owner</b>	<b>Date of Ownership</b>
Robert A. Ingram	08/07/1978 – Present
David Michael and Carolyn Sue Brown	10/18/1971 – 08/07/1978
Francis D. and Margaret M. Miller	08/06/1970 – 10/18/1971
Mabel H. Jones	08/06/1970
Paul D. and Mabel H. Jones	03/13/1959 – 08/06/1970

<b>Table 1</b> <b>Title Search</b> <b>Former Carrier/Bryant Facility and Adjacent Properties</b> <b>1100, 1129, 1137 and 1141 West 21<sup>st</sup> Street, 1139 and 1305 West 23<sup>rd</sup> Street and 2101 Gent Avenue</b> <b>Indianapolis, Indiana</b>	
Adolph H. and Alice H. Schmidt	Prior to 03/13/1959
<b>Parcel # 1039033 (1141 West 21<sup>st</sup> Street)</b>	
<b>Owner</b>	<b>Date of Ownership</b>
St. Clair Properties, LTD	06/28/1985 – Present
Carrier Corporation	04/18/1955 – 06/28/1985
Flora F. Kinnear	Prior to 04/18/1955
<b>Parcel # 1020397 (1137 West 21<sup>st</sup> Street)</b>	
<b>Owner</b>	<b>Date of Ownership</b>
St. Clair Properties, LTD	06/28/1985 – Present
Carrier Corporation	06/15/1955 – 06/28/1985
Ruth Ann Kinzie	Prior to 06/15/1955
<b>Parcel # 1081081 (1129 West 21<sup>st</sup> Street)</b>	
<b>Owner</b>	<b>Date of Ownership</b>
St. Clair Properties, LTD	06/28/1985 – Present
Carrier Corporation	06/21/1955 – 06/28/1985
The Old Town Company	Prior to 06/21/1955
*- Parcel merged from adjoining parcels in 1959, 1964 and 1985 at varying times of purchase	

Heartland obtained Sanborn Fire Insurance Maps dated 1915, 1950, 1956, 1967 and 1969 from EDR. The 1915 Sanborn map depicts the site developed as the International Machine Tool Company, located on the northeast corner of the intersection of Iron Avenue and West 21<sup>st</sup> Street. Two buildings were present as part of the company, along with a 5,000-gallon water tower located on the southeast corner of the site. A rail line serviced the property running north-south along the eastern boundary of the site. The site was undeveloped north, east and west of the tool company.

Directly south of the tool company, across West 21<sup>st</sup> Street, was the Pecoto Packing Company, and southwest of the site beyond West 21<sup>st</sup> Street was a stone cutting workshop. Residential dwellings were sporadically depicted further west of the site.

The 1950 Sanborn Map depicts the site developed as the Affiliated Gas Equipment Company – Bryant Heater Division. The former industrial facility located on the property has been developed further to the north, with an additional boiler house room and smokestack depicted

east of the main site building. Additional rail line service is depicted entering the facility building to the north, extending from the north-south rail line running along the eastern boundary of the site. A small warehouse building is located further northeast of the main site building. It should be noted that Iron Avenue, depicted on the 1915 Sanborn Map and formerly located running north-south along the western side of the main building is depicted as an unnamed alleyway.

Directly northeast of the main site building, the site was developed as Standard Industries, Inc. Feed Mill. A small warehouse and feed mill facility was depicted, with rail services extending along either side of the facility. A lumber yard was depicted further north of the site beyond West 23<sup>rd</sup> Street. The property to the south of the site beyond West 21<sup>st</sup> Street was developed as the American Plywood & Millwork Company. A leather works facility is depicted east of the site beyond the railroad corridor. Additional residential development was depicted west of the site.

The 1956 Sanborn Map depicts the site and surrounding areas similarly developed to the 1950 map. The main site building has been extended further north, with additional factory space added on to the northwest corner of the building. A food manufacturing and processing facility is depicted located south beyond West 21<sup>st</sup> Street and additional commercial and industrial development is depicted east of the site beyond the railroad corridor.

The 1967 Sanborn Map depicts the site developed similarly to the previously reviewed map. The site is identified as the Bryant Manufacturing Company, Division of Carrier Corporation. Two large warehousing facility buildings have been developed northeast of the main building, directly north of West 22<sup>nd</sup> Street. The industrial complex east of the site beyond the railroad corridor has been consolidated into the American Block Company, and concrete and cement block factory. The property south of the site beyond West 21<sup>st</sup> Street remains similarly developed as a food processing plant and a fiber board carton manufacturing facility. Additional residential development is depicted west and further west of the site. The 1969 Sanborn Map depicts the site similarly to the previously reviewed map. A copy of the EDR Sanborn Map Report is provided in Appendix D.

Additionally, city directory listings were reviewed for the site address and surrounding properties by EDR. A summary of the pertinent listings are included in Table 1 below. It should be noted that city directories were only available dating to 1920 during EDR's record search. A copy of the EDR City Directory Abstract is provided in Appendix E.



<b>Table 2</b> <b>Polk and Haines Criss-Cross City Directories</b> <b>Former Carrier/Bryant Manufacturing Corporation</b> <b>1100, 1129, 1137 and 1141 West 21<sup>st</sup> Street, 1139 and 1305 West 23<sup>rd</sup> Street and 2101 Gent Avenue</b> <b>Indianapolis, Indiana 46202</b>	
<b>Directory Year</b>	<b>Listing &amp; Street Number</b>
1920	<b>1100 West 21<sup>st</sup> Street</b> – Address Not Listed <b>1124 West 21<sup>st</sup> Street</b> – International Machine Tool Company <b>1145 West 21<sup>st</sup> Street</b> – Residential
1930	<b>1100 West 21<sup>st</sup> Street</b> – Address Not Listed <b>1123 West 21<sup>st</sup> Street</b> – Pecoal Packing Inc. <b>1124 West 21<sup>st</sup> Street</b> – International Machine Tool Company <b>1145 West 21<sup>st</sup> Street</b> – Residential <b>2101 Gent Avenue</b> – Residential
1940	<b>1100 West 21<sup>st</sup> Street</b> – Address Not Listed <b>1123 West 21<sup>st</sup> Street</b> – Pecoal Packing Inc. <b>1124 West 21<sup>st</sup> Street</b> – International Machine Tool Company <b>1145 West 21<sup>st</sup> Street</b> – Residential <b>2101 Gent Avenue</b> – Residential
1945	<b>1100 West 21<sup>st</sup> Street</b> – Address Not Listed <b>1123 West 21<sup>st</sup> Street</b> – Wood Products Fiber Company <b>1124 West 21<sup>st</sup> Street</b> – International Machine Tool Company <b>1145 West 21<sup>st</sup> Street</b> – Residential <b>2101 Gent Avenue</b> – Residential
1951	<b>1100 West 21<sup>st</sup> Street</b> – Bryant Heater Division <b>1123 West 21<sup>st</sup> Street</b> – Wood Products Fiber Company <b>1124 West 21<sup>st</sup> Street</b> – International Machine Tool Company <b>1145 West 21<sup>st</sup> Street</b> – Residential <b>2101 Gent Avenue</b> – Residential
1954	<b>1100 West 21<sup>st</sup> Street</b> – Bryant Heater Division <b>1103 West 21<sup>st</sup> Street</b> – Peanuts Product Company <b>1123 West 21<sup>st</sup> Street</b> – Plywood Millworks Company <b>1124 West 21<sup>st</sup> Street</b> – Address Not Listed <b>1145 West 21<sup>st</sup> Street</b> – Residential <b>2101 Gent Avenue</b> – Residential
1959	<b>1100 West 21<sup>st</sup> Street</b> – Bryant Division of Carrier Corporation <b>1103 West 21<sup>st</sup> Street</b> – Address Not Listed <b>1123 West 21<sup>st</sup> Street</b> – Peanuts Products Company <b>1145 West 21<sup>st</sup> Street</b> – Residential <b>2101 Gent Avenue</b> – Residential

<b>Table 2</b> <b>Polk and Haines Criss-Cross City Directories</b> <b>Former Carrier/Bryant Manufacturing Corporation</b> <b>1100, 1129, 1137 and 1141 West 21<sup>st</sup> Street, 1139 and 1305 West 23<sup>rd</sup> Street and 2101 Gent Avenue</b> <b>Indianapolis, Indiana 46202</b>	
<b>Directory Year</b>	<b>Listing &amp; Street Number</b>
1970	<b>1100 West 21<sup>st</sup> Street</b> – Bryant Air Conditioning Company <b>1123 West 21<sup>st</sup> Street</b> – Peanuts Products Company <b>1145 West 21<sup>st</sup> Street</b> – Residential <b>1139 West 23<sup>rd</sup> Street</b> – Bryant Manufacturing <b>2101 Gent Avenue</b> – Vacant
1975	<b>1100 West 21<sup>st</sup> Street</b> – Bryant Air Conditioning Company (and Warehousing) <b>1123 West 21<sup>st</sup> Street</b> – Thompson Container Corporation <b>1145 West 21<sup>st</sup> Street</b> – Residential <b>1139 West 23<sup>rd</sup> Street</b> – Bryant Manufacturing <b>2101 Gent Avenue</b> – Vacant
1980	<b>1100 West 21<sup>st</sup> Street</b> – BDP Company (Division of Carrier Corporation) <b>1123 West 21<sup>st</sup> Street</b> – Thompson Container Corporation <b>1145 West 21<sup>st</sup> Street</b> – Residential <b>1139 West 23<sup>rd</sup> Street</b> – BDP Company Warehousing <b>2101 Gent Avenue</b> – Vacant
1985	<b>1100 West 21<sup>st</sup> Street</b> – AAAA Warehouse and Wholesale Corporation <b>1123 West 21<sup>st</sup> Street</b> – Southwest Forest Industries <b>1145 West 21<sup>st</sup> Street</b> – Residential <b>1139 West 23<sup>rd</sup> Street</b> – AAAA Warehouse and Wholesale Corporation <b>2101 Gent Avenue</b> – Vacant
1990	<b>1100 West 21<sup>st</sup> Street</b> – AAAA Warehouse and Wholesale Corporation <b>1123 West 21<sup>st</sup> Street</b> – Stone Container Corporation <b>1145 West 21<sup>st</sup> Street</b> – Residential <b>1139 West 23<sup>rd</sup> Street</b> – AAAA Warehouse and Wholesale Corporation <b>2101 Gent Avenue</b> – Vacant
1999	<b>1100 West 21<sup>st</sup> Street</b> – AAAA Warehouse and Wholesale Corporation <b>1123 West 21<sup>st</sup> Street</b> – Stone Container Corporation <b>1145 West 21<sup>st</sup> Street</b> – Vacant <b>1139 West 23<sup>rd</sup> Street</b> – Address Not Listed <b>2101 Gent Avenue</b> – Residential
2004	<b>1100 West 21<sup>st</sup> Street</b> – Address Not Listed <b>1123 West 21<sup>st</sup> Street</b> – Address Not Listed <b>1145 West 21<sup>st</sup> Street</b> – Vacant <b>1139 West 23<sup>rd</sup> Street</b> – Address Not Listed <b>2101 Gent Avenue</b> – Residential

<b>Table 2</b> <b>Polk and Haines Criss-Cross City Directories</b> <b>Former Carrier/Bryant Manufacturing Corporation</b> <b>1100, 1129, 1137 and 1141 West 21<sup>st</sup> Street, 1139 and 1305 West 23<sup>rd</sup> Street and 2101 Gent Avenue</b> <b>Indianapolis, Indiana 46202</b>	
<b>Directory Year</b>	<b>Listing &amp; Street Number</b>
2008	<b>1100 West 21<sup>st</sup> Street</b> – Address Not Listed <b>1123 West 21<sup>st</sup> Street</b> – Address Not Listed <b>1145 West 21<sup>st</sup> Street</b> – Vacant <b>1139 West 23<sup>rd</sup> Street</b> – Address Not Listed <b>2101 Gent Avenue</b> – Address Not Listed

Based upon a review of the aerial photography, title records and city directories, the southern portion of the site was developed as a machine and tool manufacturing company by at least 1910. By 1951, the site had been further developed to the north and began operations as a manufacturer of heating and air-conditioning implements. By 1983, the site had begun operations as a warehousing and wholesale facility. The site has been vacant since at least 2004.

Based on the historic development of the site as an industrial facility and the historic manufacturing operations conducted at the site, the potential exists for impacts to be present in subsurface media. The historic industrial development at the site is considered an REC.

### 3.2 Current/Future Site Usage

The site buildings and remaining site parcels are currently vacant and not in use. The surrounding areas are provided with municipal water and sewer services through the City of Indianapolis and electricity is provided to the area by Indianapolis Power and Light. Natural gas is provided to the property by Citizens Gas. It is the understanding of Heartland that the City is evaluating the property for future usage and has therefore requested this Phase I ESA.

### 3.3 Adjacent Property Usage

The site is located in a mixed industrial and residential area northwest of downtown Indianapolis, Indiana. The site is bordered to the north by a railroad corridor and commercial and residential properties. The site is bordered to the west, south and southwest by residential properties. The site is bordered to the east and southeast by vacant parcels and by construction, warehousing and storage facilities further south and southeast.

## 4.0 RECORDS REVIEW

The following subsections document the findings of the regulatory records review. To determine the history of the area and to investigate possible off-site concerns, Heartland reviewed the EDR Radius Map Report and the Indiana Department of Environmental Management (IDEM) Virtual File Cabinet (VFC). A copy of the EDR Report is provided in Appendix F.

### 4.1 Federal

#### 4.1.1 CERCLA/CERCLIS Sites

Neither the site nor any facilities located within a one-mile radius of the site were in the CERCLA/CERCLIS database dated April 12, 2010.

One facility was identified on the CERCLIS No Further Remedial Action Planned (NFRAP) list dated September 21, 2009 located within a one-half mile radius of the site. This facility is summarized below in Table 3.

<b>Table 3</b> <b>Former Carrier/Bryant Manufacturing Corporation</b> <b>1100 West 21<sup>st</sup> Street</b> <b>Indianapolis, Indiana 46202</b> <b>CERCLIS NFRAP Facilities</b>			
<b>CERCLIS Facility</b>	<b>Facility ID #</b>	<b>Status</b>	<b>Location from Site *</b>
White Metal Manufacturing Corp 2099 Montcalm Street	0501642	NFRAP	0.125-0.25 mile east, downgradient
NFRAP: No Further Remedial Action Planned *The gradient notation is based on surficial drainage, as determined by US Geological Survey Maps.			

Based on the status of this facility and its location with respect to the site, it is unlikely that this facility poses an impact to the site.

#### 4.1.2 USEPA National Priority List

Neither the site nor any facilities located within a one-mile radius of the site were in the National Priority List (NPL) database, dated October 4, 2010.

### 4.1.3 Solid & Hazardous Waste/RCRA

The USEPA RCRA Notification list was reviewed for treatment, storage and disposal facilities (TSDF) located within a 0.5-mile radius of the site and generator and transporter facilities located adjacent to the site. Neither the site nor any facilities were listed within the specified radius on this database dated May 17, 2010.

Additionally, the RCRA Notification list was reviewed for generators and non-generators within a quarter-mile radius of the site. A total of 8 facilities, including the subject site, within the specified radius were listed on these databases dated May 17, 2010. These facilities are summarized in Table 4 below.

<b>Table 4</b> <b>Former Carrier/Bryant Manufacturing Corporation</b> <b>1100 West 21<sup>st</sup> Street</b> <b>Indianapolis, Indiana 46202</b> <b>RCRA Facilities</b>			
<b>Registered RCRA Facility</b>	<b>RCRA ID #</b>	<b>Generator (Status)</b>	<b>Location from Site *</b>
Chevron Company 1100 West 21 <sup>st</sup> Street	IND982219107	NonGen – No Violations Found	Subject Site
Carrier Company/BDP 1100 West 21 <sup>st</sup> Street	IND000810770	NonGen – No Violations Found	Subject Site
Staley Signs, Inc. 1133 Burdsal Parkway	INR000103101	CESQG/No Violations Found	0.125 - 0.25 mile north/crossgradient
Perry Manufacturing 2020 Montcalm Street	INR000104935	NonGen – No Violations Found	0.125 - 0.25 mile southeast/downgradient
Merss Corporation 1017 West 23 <sup>rd</sup> Street	IND082296567	NonGen – No Violations Found	0.125 - 0.25 mile east/downgradient
United Brake Systems, Inc. 2101 Montcalm Street	IND006062616	NonGen – No Violations Found	0.125 - 0.25 mile east/downgradient
Whiteford National Lease 2235 North Montcalm Street	IND981537467	NonGen – No Violations Found	0.125 - 0.25 mile east/downgradient
INDOT 1022 Burdsal Parkway	IND984903245	NonGen – No Violations Found	0.125 - 0.25 mile northeast/crossgradient
CESQG : Conditionally Exempt Small Quantity Generator NonGen : RCRA Non-Generator of wastes *The gradient notation is based on surficial drainage, as determined by US Geological Survey Maps.			

Based on information provided in the EDR Report, the site was identified as a RCRA non-generator. Historically it was reported that the site was a small quantity generator of hazardous wastes. Under the Chevron Company, the site generated small quantities of cyclohexane (DOT

Waste Code U129). In addition, under the Carrier Company, the site historically was a small quantity generator of hazardous acidic chemicals, corrosives materials, halogenated and other chemical solvents. These materials were classified under DOT Waste Codes D001, D001, F001, F002, F005, F017 and F018. The historic generation and storage of hazardous chemicals at the property poses a potential impact to surface and subsurface media and is considered an REC.

In addition to the above listed databases, the Corrective Action Report database dated October 04, 2010 was reviewed for hazardous waste handling facilities with reported RCRA corrective action activity within a one-mile radius of the site. One facility, the Industrial Heat Treating and Metal Company, located at 2131 Dr. Martin Luther King Street, was identified on this database located approximately 0.65-miles east of the site. Due to the distance of this facility from the site and gradient with respect to the site, it is unlikely that this facility presents a potential impact to the site.

## **4.2 State**

### **4.2.1 Underground Storage Tanks**

Owners and operators of underground storage tank (UST) systems which were in the ground on or after May 8, 1986, unless taken out of service on or before January 1, 1974, were required to notify the designated state or local agency of their existence in accordance with the Hazardous and Solid Waste Amendments of 1984, Publ. L. 48-616 (on a form published by the USEPA).

Owners and operators of USTs that were installed after December 1988 and contain more than 110 gallons of certain hazardous chemicals or petroleum products must be registered with IDEM and have corrosion protection, spill and overfill prevention and leak detection capabilities. All operating USTs, regardless of age, are now required to have corrosion protection and spill/overfill prevention. The EDR Report was reviewed for USTs within a 0.25-mile radius of the site on the database dated January 13, 2010.

The site was not identified in this database; however eight facilities were identified within a quarter-mile radius of the site and are summarized in Table 5 below.

<b>Table 5</b> <b>Former Carrier/Bryant Manufacturing Corporation</b> <b>1100 West 21<sup>st</sup> Street</b> <b>Indianapolis, Indiana 46202</b> <b>UST Facility Summary</b>				
<b>UST Facility</b>	<b>Address</b>	<b>Facility ID</b>	<b>Status</b>	<b>Location from Site*</b>
Ben Hur Construction	2020 Montcalm Street	2565	2 tanks permanently out of service	<0.125 mile east / downgradient
Comfort Aire Company, Inc.	1104 West Burdsal Parkway	9241	1 tank permanently out of service	<0.125 mile northeast / crossgradient
Lend Lease Trucks	2235 North Montcalm Street	1570	2 tanks permanently out of service	<0.125 mile east/downgradient
Harris Barrier Corporation	2001 North Rembrandt	5789	1 tank permanently out of service	<0.125 mile south/crossgradient
IMI	1100 Burdsal Parkway	4281	4 tanks permanently out of service	0.125 - 0.25 mile northeast/crossgradient
Bobbitt Union Oil 76	2231 North Harding Street	8838	2 tanks under investigation, 2 tanks permanently out of service	0.125 - 0.25 mile west/upgradient
Burdsal Parkway DOT	1021 Burdsal Parkway	16678	2 tanks permanently out of service	0.125 - 0.25 mile northeast/crossgradient
DPW	950 Burdsal Parkway	4238	2 tanks permanently out of service	0.125 - 0.25 mile northeast/crossgradient
* The gradient notation is based on surficial drainage, as determined by US Geological Survey Maps.				

The USTs listed in the EDR report for off-site properties are not regarded as a REC for the site.

Review at the IDEM file room yielded no documentation regarding USTs at the site; however during the course of the site reconnaissance, USTs were observed located at the site. USTs are discussed in greater detail in Section 5.4.

#### 4.2.2 Leaking Underground Storage Tanks

The EDR Report was reviewed for LUST incidents within the ASTM specified radius of 0.5-mile of the site on the database dated September 15, 2010. The site was not identified on this database; however seven facilities were listed with LUST incidents within a 0.5-mile radius of the site. These 7 facilities with LUST incidents are summarized in Table 6 below.

<b>Table 6</b> <b>Former Carrier/Bryant Manufacturing Corporation</b> <b>1100 West 21<sup>st</sup> Street</b> <b>Indianapolis, Indiana 46202</b> <b>LUST Facility Summary</b>			
<b>LUST Facility</b>	<b>Address</b>	<b>Incident Number Status / Priority</b>	<b>Location from Site*</b>
Commercial Industrial Warehouse	2260 Montcalm Street	198610012/Low, NFA – UST Branch Guidance	<0.125 mile east/downgradient
IMI	1100 Burdsal Parkway	199405501/Medium, NFA – UST Branch Guidance	0.125 - 0.25 mile northeast/crossgradient
Bobbitt Union Oil 76	2231 North Harding Street	200506526/Low, NFA – UST Branch Guidance	0.125 - 0.25 mile west/upgradient
Vacant Property	2647 North Harding Street	199901172/Low, NFA – UST Branch Guidance	<0.25 – 0.50 mile northwest/crossgradient
Shuchman Metals Division	829 Langsdale Avenue	199307532/Medium, Active	0.25 – 0.50 mile east/downgradient
Lloyd and Louis Shonkwiler	1244 West 16 <sup>th</sup> Street	200804504/Low, NFA – RISC Guidance	0.25 – 0.50 mile south/crossgradient
Mom and Pops Auction	1348 West 16 <sup>th</sup> Street	199208528/Medium, Active	0.25 – 0.50 mile southwest/crossgradient
NFA = No Further Action * The gradient notation is based on surficial drainage, as determined by US Geological Survey Maps.			

Based on the status of the LUST facilities and the distances from the site, these facilities are unlikely to impact subsurface media at the site and therefore do not appear to be a REC for the



site.

### 4.2.3 Brownfields Sites

The EDR Report was reviewed for Brownfields sites within the ASTM specified radius of 0.5 mile of the site. Three Brownfields sites were identified within the specified radius on the database dated September 15, 2010. These facilities are summarized on Table 7 below.

<b>Table 7</b> <b>Former Carrier/Bryant Manufacturing Corporation</b> <b>1100 West 21<sup>st</sup> Street</b> <b>Indianapolis, Indiana 46202</b> <b>Brownfields Summary</b>			
<b>Brownfield Property</b>	<b>Address</b>	<b>Brownfield ID</b>	<b>Location from Site</b>
Indianapolis Vehicle Maintenance	1021 Burdsal Parkway	4980024	0.125 - 0.25 mile northeast/crossgradient
Former Gas Station Property (Harding & Roache)	2647 North Harding Street	4980026	<0.25 – 0.50 mile northwest/crossgradient
Disc Graphics, Inc.	1160 West 16 <sup>th</sup> Street	4030010	0.25 – 0.50 mile southwest/crossgradient

Based on the distances of these facilities from the site, these facilities are unlikely to impact subsurface media at the site and therefore do not appear to be a REC for the site.

### 4.2.4 Manufactured Gas Plant Sites

The EDR Report was reviewed for manufactured gas plant (MGP) sites within the ASTM specified radius of 1 mile of the site. The site is not identified on this database; however one facility, the Indianapolis/Citizens Gas Langsdale Plant MGP was identified, located approximately one-half mile east of the site. Based on the location of this facility with respect to the site, it is unlikely that this facility poses an impact.

### 4.2.5 Historical Auto Station and Dry Cleaners

The EDR Report was reviewed for historic auto station and dry cleaner properties within the specified search radius of 0.25 miles from the site. A total of 5 potential historic automobile service/filling stations and 15 potential dry cleaner/laundry facilities were identified by EDR in its database. This database is based on a review by EDR of historic business directories and is

based on the opinion of EDR as the potential historic usage of these properties. It is likely numerous facilities existed in close proximity to the subject site that may potentially have contributed to subsurface impacts at the site; however this EDR database does not constitute a valid national environmental impact database and as such, these facilities are not considered RECs unless otherwise confirmed to be present through other site research venues.

#### **4.2.6 Environmental Spills**

A spill is defined by 327 IAC 2-6 as "any unexpected or unapproved release of oil, hazardous, and/or objectionable substances, which enters or threatens to enter the waters of the state." According to the EDR report, the site was not identified on the Indiana Spills/Emergency Response Notification System (ERNS) database dated August 17, 2010.

The site was identified on the local SPILLS database dated April 15, 2010. According to information provided within the EDR Report, approximately 1 pound of commercial fungicide was reported as spilled on the property on April 7, 1992. Approximately 450 square feet of area was affected by the spill and no water was reported as being affected.

#### **4.2.7 Solid Waste Facilities/Landfill Sites**

The State of Indiana maintains a list of Solid Waste Facilities and Landfill Sites. Neither the site nor properties located within a 0.5-mile radius of the site were listed in the database dated July 27, 2010

### **4.3 Local**

On December 13, 2010, Mr. Vijay contacted the Marion County Health Department regarding any incidents or files pertaining to the subject site. According to representatives from the health department, the health department has noted that the facility has been subject to vandalism and the facility buildings had been identified as having improperly stored used oil and/or petroleum products and having damaged and friable ACM material which had been disturbed and strewn throughout the facility. Heartland was provided documents from the health department regarding the site, which have been provided as Appendix G.

On December 13, 2010, Mr. Vijay contacted the City of Indianapolis Fire Department regarding any environmentally-related responses to the site. A representative from the fire department indicated that several files pertaining to the site appeared present at the Marion County Health Department and Heartland should direct any questions regarding the site there.

### **4.4 Interviews**

On December 6 and December 7, 2010, Heartland personnel conducted a site reconnaissance of

the property. Heartland was not able to contact the current property owners to conduct an interview for this Phase I ESA. Due to the vacant status of the site, it is not anticipated that Heartland will be provided the opportunity to conduct a site interview; however should Heartland be provided an opportunity in the future, an amendment to this Phase I ESA report will be issued including information obtained from any future site interviews.

## 4.5 Previous Report Review

Heartland was provided a copy of August Mack Environmental, Inc.'s (August Mack) *Phase I Environmental Site Assessment* report dated November 26, 2001. This Phase I ESA report was conducted for Bank One Indiana and was conducted for the parcels addressed from 1100 – 1124 West 21<sup>st</sup> Street. August Mack documented the following environmental conditions with respect to the site:

- Suspect ACMs were observed at the site. These included floor tiles, wall plaster, ceiling tiles, insulation materials on pipes, transite on the outside walls, boilers, boiler debris and roofing materials. Suspect ACM was observed to be primarily in poor condition.
- Several above ground tanks and drums were observed located on the property along with a dump truck, asphalt paving machine and asphalt holding tank. Minor spillage and staining was observed associated with the drums. Additionally, debris piles of tires and discarded heavy equipment was noted.
- A freon loading station and paint shop were formerly located on the north side of the 1139 West 23<sup>rd</sup> Street property. A manhole cover was observed in the direct vicinity of the former paint shop.
- Fifteen pole-mounted transformers were identified on the site in good condition.
- Five USTs were located on the site. The tanks were identified as one 6,000-gallon gasoline UST, one-10,000 gallon fuel oil tank, two 15,500-gallon fuel oil tanks and one tank of unknown size likely used to contain paint. These USTs were all unregistered.
- Staining was observed in the courtyard area of the facility buildings, likely associated with heavy equipment and vehicle staging.

August Mack recommended in its Phase I ESA that an asbestos building inspection be conducted to verify asbestos in the facility and that all damaged asbestos material be abated or repaired. August Mack additionally recommended a soil and groundwater sampling program be developed and implemented to assess potential areas of concern at the site.

No other previously completed reports were provided to or reviewed by Heartland as part of this Phase I ESA. A copy of August Mack's Phase I ESA report is provided in Appendix H.

## **5.0 SITE RECONNAISSANCE**

### **5.1 General Observations**

On December 6 and December 7, 2010, Mr. Nivas R. Vijay, Senior Project Manager, with Heartland performed a site reconnaissance with visual observation of the surrounding area.

During the time of the site reconnaissance, the site buildings were vacant with general refuse and building debris strewn throughout the interiors of the buildings. All former warehousing and manufacturing equipment appeared removed from the site buildings. The buildings were in a state of disrepair, with evidence of vandalism, including broken windows, damaged piping and graffiti observed throughout the site buildings.

Various containers and 55-gallon drums were observed throughout the site buildings. Drums contained waste oils, petroleum products, chemical solvents and adhesives. Drums were observed to be damaged and/or in a degraded state. Areas of stained concrete and flooring were observed throughout the site buildings.

Two large concrete pads were observed east of Building 2 adjacent to the Boiler House building and the Paint House Building. Additional drums were observed staged outside of Building 2. Debris piles and refuse were observed throughout the site, with piles of construction debris, asphalt and concrete observed in the courtyard area between the site buildings. It should be noted that visual inspection of the courtyard areas was limited due to snow cover.

The vacant site parcels were landscaped or covered with portions of asphalt or gravel. No improvements were noted on these site parcels.

### **5.2 Chemical & Waste Management**

Within the site buildings, several 55-gallon drums were observed. These drums were observed as containing varying amounts of waste oils, petroleum products, chemical adhesives and chemical solvents, including fluorocarbon solvents and trichlorotrifluoroethane. Several of these drums were observed damaged and/or in a degraded state. Staining was present on concrete adjacent to several of the staged drums. In addition to the drums located within the site buildings, several 55-gallon drums containing unknown solids and several empty, damaged drums were observed located along the exterior of Building 2. Due to inclement weather at the time of the site reconnaissance, it was not clear whether any staining or stressed vegetation was present in the direct vicinity of these drums.

In addition to the drums observed at the site, several smaller containers of various chemicals were observed strewn throughout the site buildings and the courtyard areas. Numerous piles of

discarded refuse, food processing starches, construction debris and tires were observed throughout the site and the areas surrounding the site.

The presence of discarded and damaged drums on the site and likely historic handling of chemicals utilized at the site during its operation poses a potential REC for the site. Heartland recommends proper diligence be applied when performing future site activities in removing and disposing of wastes located at the site.

### **5.3 Polychlorinated Biphenyls**

During the site reconnaissance, 15 pole-mounted transformers were observed on the site, situated along electrical service poles extending throughout and along the boundaries of Parcel 1046298 and 1051057. Each of these transformers were observed with decals denoting the transformers were “non-PCB” containing. Additional electric service lines were found running along the northern boundary of the site and along West 21<sup>st</sup> Street. No stains were observed on the ground near the locations of these transformers. Transformers located on the property do not appear to pose a concern for the site.

### **5.4 Underground Storage Tanks**

During the site reconnaissance, Heartland observed fill pipes and vent pipes in the southeast corner of “Building 2” and vent pipes in the southeast corner along the exterior of “Building 3”. Additionally, a large concrete pad was located east of Building 2. Based on these observations and review of previous reports, the site historically operated at 5 USTs. One 6,000-gallon UST historically operated along the eastern exterior edge of Building 2 and operated a gasoline dispenser pump. One 10,000-gallon UST is located on the southeast corner of Building 3 and historically contained fuel oil. Two 15,500-gallon USTs are located directly east of Building 2 underneath a concrete pad and historically contained fuel oil. A fifth UST is located southeast of Building 2, directly south of the “Paint Pump House” building. This tank is of unknown size and is presumed to have contained paint materials.

No formal records of these USTs or their removals were found during the EDR database searches, during the review of the IDEM VFC or during the site research. These USTs were not opened during the site reconnaissance, and as such, it is unknown whether or not any of the historic contents of the USTs are still present.

### **5.5 Aboveground Storage Tanks**

During the site reconnaissance, an approximately 100-gallon AST of unknown content was observed in the eastern portion of the site adjacent to the site building on Parcel 1046298. No records of historic ASTs were uncovered during the site research.

It should be noted that review of the previous Phase I ESA report documented the presence of ASTs in the courtyard area of the site, associated with trucking and heavy equipment operating in the area. At least four ASTs ranging from 150 to 750 gallons were staged in the eastern portion of the site. Additionally, it appeared that ASTs likely associated with the boilers had been present historically at the site. These ASTs were not present during the time of the site reconnaissance.

## 5.6 Wetlands

The U.S. Army Corps of Engineers classifies wetlands by three criteria: soil type, vegetation, and hydrology. Wetland soils are hydric with a high organic content that accommodates hydrophytes, plants that adapt to wet soils. The hydrology of the site determines ponding of water and duration of ponding. Wetland areas prevent soil erosion and provide flood control and, therefore, are protected by federal law.

The National Wetlands Inventory Map of the Indianapolis West, Indiana Quadrangle depicted the nearest wetlands located approximately ¼-mile east of the site associated with the White River. Based on the wetlands inventory map, it does not appear that wetlands areas are located on the subject site. A wetlands delineation survey is outside the scope of a Phase I ESA and was not requested nor conducted as part of this Phase I ESA. A copy of the National Wetlands Inventory map is provided in Appendix I.

## 5.7 Asbestos Containing Materials

During the site reconnaissance, potential ACM building materials in the form of TSI pipe wrap, cement piping, resilient vinyl flooring and associated mastics, ceiling tiles, drywalls, plasters, asphaltic roofing materials, transite paneling and fire doors were identified within the site buildings. Based on the age of construction of the site building, the potential exists for these building materials to contain asbestos.

In concert with the completion of this Phase I ESA, Heartland conducted an asbestos building inspection for the site building. Based on the results of this asbestos inspection, regulated ACM in the form of TSI pipe wrapping, cement piping and boiler insulation and non-regulated ACM in the form of resilient flooring materials with associated mastic, ceiling and wall plaster, transite paneling and fire doors were identified in the site building. Heartland documented its asbestos building inspection findings within its *Asbestos Building Inspection Report*, submitted under separate cover to the City from this Phase I ESA.

## 5.8 Indiana Responsible Property Transfer Law

In accordance with IC 13-25-3, defined in Section 6 of the Senate Enrolled Act 541, the State of Indiana requires the disclosure of environmental information in connection with the transfer of

real estate property. More generally, three primary types of properties require disclosure documents, as defined below.

1. Properties that report under Section 312 of the Emergency Planning and Community Right-to-Know Act (EPCRA).
2. Properties with underground storage tanks that report under 42 U.S.C. 6991a.
3. Properties on the CERCLIS list.

Based on information gathered, it appears that USTs were historically operated at the site. Furthermore, evidence of USTs was observed at the site during the site reconnaissance. It appears the site meets the above requirements; however it may be prudent to seek legal advice as to the site applicability under the IRPTL.

## 6.0 CONCLUSIONS

Heartland's conclusions and recommendations are based on information obtained through a review of regulatory agency records, historical aerial photographs, historical sources and on-site observations. The conclusions and recommendations from the Phase I ESA are provided below. In the professional opinion of Heartland, an appropriate level of inquiry has been made into the previous ownership and uses of the property consistent with good commercial and customary practice in an effort to minimize liability.

Heartland has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-05 and USEPA AAI Rule that was finalized on November 1, 2005 for the properties addressed at 1100, 1129, 1137 and 1141 West 21<sup>st</sup> Street, 1139 and 1305 West 23<sup>rd</sup> Street and 2101 Gent Avenue in Indianapolis, Indiana. This assessment has revealed no evidence of RECs in connection with the property except for the following:

- According to the city directories, title records and historic documents reviewed, the site historically operated as a machine and tool manufacturing facility and a heating and air-conditioning manufacturing facility. The facility at the site was in operation beginning in at least 1910 and continuing under various entities through at least 1983, after which it operated as a warehousing and wholesale facility. In its operation as a manufacturing facility, the facility utilized various mechanical equipment and operated several manufacturing processes, including painting operations, freon loading stations and heavy equipment maintenance.

Based on the historic manufacturing operations conducted at the site, the potential exists that impacts to subsurface media may be present.

- Based on observations made during the site reconnaissance and a review of historic site assessments conducted at the site, the site historically operated at least five USTs. The USTs historically contained gasoline, fuel oil and potentially paint materials.

Potential impacts associated with these types of USTs include petroleum constituents, waste oils with possibly metals and PCBs, volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs).

- During the site reconnaissance, numerous discarded drums and containers were observed on the site. Within the site building, several 55-gallon drums were observed containing waste oils, petroleum products, chemical adhesives and chemical solvents. Additionally, several discarded drums and containers were observed located to the east of the main site building. The drums were observed to be in damaged and/or degraded conditions and areas of staining were observed on flooring in the direct vicinity of the drums.

Additionally, large piles of discarded refuse and construction debris were observed throughout



the site buildings and strewn throughout the site grounds. Discarded materials observed included asphalt, concrete, brick debris and tires.

Based on the likely waste handling procedures and the presence and damaged and/or degraded drums at the site, the potential exists for impacts to subsurface media. Potential impacts to subsurface media include petroleum constituents, waste oils with possibly metals and VOCs.

In addition to the above listed RECs, Heartland has identified the following environmental concerns associated with the property:

- During the site reconnaissance, ACMs in the form of TSI pipe wrap, cement piping, resilient vinyl flooring and associated mastics, ceiling tiles, drywalls, plasters, asphaltic roofing materials, transite paneling and fire doors were identified within the site buildings. Heartland conducted an asbestos building inspection of the site building in concert with this Phase I ESA, which revealed the presence of both regulated and non-regulated ACM materials in the site buildings.

The findings and conclusions made part of this project report are not to be construed as legal advice. No environmental investigation can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connections with a property. Furthermore, there is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions.

Heartland is not responsible for the identification of RECs that may be present outside the evaluated area. Heartland is not responsible for unrecorded data pertaining to the property, nor are we responsible for independent conclusions or opinions made by others of this report. Heartland makes no warranties, expressed or implied, as to fitness of this report for any particular purpose.

## 7.0 REPORT DISCLAIMER

This report was prepared in accordance with generally accepted principles and practices in the environmental consulting field. Conclusions and recommendations expressed herein were developed from site evaluation and limited research, and we are not responsible for unrecorded data pertaining to this site. Heartland makes no warranties, expressed or implied, as to the fitness or merchantability of said property for any particular purpose, and we are not responsible for independent conclusions or opinions made by others based on this report.

This report has been prepared for the exclusive use of the City for the expressed purpose of providing the City with an understanding of the potential impact from RECs at the assessed property. This report is solely for the use and information of our client unless otherwise noted. Any reliance on the report by a third party is at such party's sole risk. Heartland makes no recommendations in regards to the sale, purchase, lease, construction, or other improvements on the subject property.

It must be noted that even the most comprehensive scope of work may not detect environmental liability on a particular property. This report is not intended, nor does it claim to encompass every record, report, or document available on the site and surrounding properties. This report also reflects conditions observed during the time periods during which on-site visit(s) were conducted, and is limited to those conditions that were readily visible.

Heartland has relied upon information furnished by individuals and public agencies in this report, and accepts no responsibility for any deficiencies, misstatements or inaccuracies in the report as a result of misstatements, omissions, misrepresentations, fraudulent, or inaccurate information provided.

Any opinions and/or recommendations presented apply to site conditions existing at the time of performance of services. We are unable to report on or accurately predict events, which may impact the site, following performance of the described services, whether occurring naturally or caused by external forces. We assume no responsibility for conditions we are not authorized to investigate, or conditions not generally recognized as predictable at the time services are performed.

We are not responsible for changes in applicable regulatory standards, practices, or regulations following performance of services.

## 8.0 REFERENCES CITED

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## FIGURES

## **APPENDIX A**

### **Site Photographs**

## **APPENDIX B**

### **EDR Aerial Photograph Report**

## **APPENDIX C**

### **Chicago Title Insurance Company Chain of Title Abstract**



## **APPENDIX D**

# **EDR Sanborn Map Report**

## **APPENDIX E**

### **EDR City Directory Abstract**

## **APPENDIX F**

### **EDR Report**

## **APPENDIX G**

### **Marion County Health Department Incident Reports**

## **APPENDIX H**

### **August Mack Phase I ESA Report**

## **APPENDIX I**

### **Wetlands Map**

## **APPENDIX J**

### **Qualifications of Environmental Professionals**